

**AGENDA
Zoning Board
Borough of Rumson
February 19, 2019
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. RESCHEDULED TO THE MARCH 19, 2019 MEETING.

The continued application of **Marino Mazzei**, 3 Hill Pond Lane (Block 93, Lot 16.07, R-1 Zone) to construct a cabana and remove existing non-conforming front entrance driveway piers at the existing premises. The property is currently non-conforming in Lot Width and Frontage 200 feet Required; 32.17 feet Existing and Interior Lot Shape 115 feet Required; Lot shape is non-compliant. The residence is currently non-conforming in Front Setback 100 feet Required; 92.3 feet Existing Side Setback Required one side 42 feet and total sides of 84 feet; Existing one side 40.9 feet and total sides of 225.9 feet., Maximum Building Coverage 6,304 sf. Permitted; 6,816 sf. Existing and Maximum Floor Area 10,280 sf. Permitted; 11,385 sf. Existing. New construction will increase non-conformity in Maximum Building Coverage 6,304 sf. Permitted; 8,106 sf. Proposed, Maximum Floor Area 10,280 sf. Permitted; 13,347 sf. Proposed and create non-conformity in Maximum Lot Coverage 17,229 sf. Permitted; 18,516 sf. Proposed.

2. The continued application of **David & Rebecca Leckstein**, 86 Rumson Road (Block 97, Lot 40, R-1 Zone) to remove the existing in-ground pool and patio, partial demolition of existing residence removing kitchen, mudroom, family room, and attached three (3) car garage and re-construct. Construct a new detached six (6) car garage located in the front yard at the existing premises. The residence is currently non-conforming in Side Setback Required one side 59 feet and total sides of 137 feet; Existing one side 13.1 feet and total sides of 185.2 feet. Based on the Board's review and discussion relative to this application at the January 15, 2019 meeting the applicant submitted a revised Architectural Plan by Anderson Campanella Architects, 9 sheets, dated 11/29/18, last revised 02/08/19. Revised plans reduce the detached garage building length 4.5 feet and height 2 feet. In addition, garage door design was changed and the width was reduced to 8 feet. New construction will create non-conformity in having an accessory building located in a front yard between residence and street and accessory with a ground floor area greater than 1,400 sf. requires principal setbacks. Side Setback Required one side 59 feet and total sides of 137 feet; Proposed one side 15 feet and total sides of 328.9 feet and Garage space for automobiles 5 spaces Permitted; 9 spaces Proposed.

3. The application of **Craig & Jessica Buchner**, 4 Pond Road (Block 74, Lot 4, R-2 Zone) to install an in-ground pool at the existing premises. Resolution approved July 21, 2015 to construct a new single-family residence. Variances relief granted for Interior Lot Shape 100 feet Required; 93 feet Existing and Front Setback 75 feet Required; 50 feet Proposed. Installation of in-ground pool will create non-conformity in pool Side Setback 25 feet Required; 15 feet Proposed.

4. The application of **Robert & Liza Tamashunas**, 2 Wood Lane (Block 71, Lot 10, R-4 Zone) to construct new one-story rear screened porch at the existing premises. The property is currently non-conforming in Minimum Lot Width and Frontage Required 75 feet; No street Frontage Existing (Wood Lane is a Private Road). New construction will create non-conformity in Maximum Floor Area 3,500 sf Permitted; 3,498 sf. Existing; 3,524 sf. Proposed.

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5. The application of **Joseph & Tina Freglette**, 76 Navesink Avenue (Block 133, Lot 2, R-4 Zone) to construct a new residence using the current foundation at the existing premises. Demolition of more than 50% of the existing residence requires that it conform to the Ordinance requirements for a new residence. Existing residence exterior walls were remove to increase first floor ceiling to eight (8) feet. New construction will create non-conformities in that the existing residence is oriented facing Navesink Avenue making it the primary front and the applicant proposes to continue this orientation. Borough Ordinance Section 22-7.4 (Corner Lots) states that if the lot does not contain a principal structure, the yard abutting the smaller frontage (Rumson Road) will be considered the primary front yard, Maximum Building Coverage 2,665 sf. Permitted; 3,104 sf. Proposed, Rear Setback 40 feet Required; 34.3 feet Proposed and accessory structure (pool) on the property without principal building.

ADMINISTRATIVE:

Approval of January 15, 2018 Minutes

Approval of February 19, 2018 Resolutions:

Sean & Murielle Walsh, 14 Rosalie Avenue (Block 63, Lot 2, R-6 Zone)

Andrew & Anne Pecora, 31 Shrewsbury Drive (Block 135, Lot 3, R-2 Zone)

State Shorthand Reporting Service